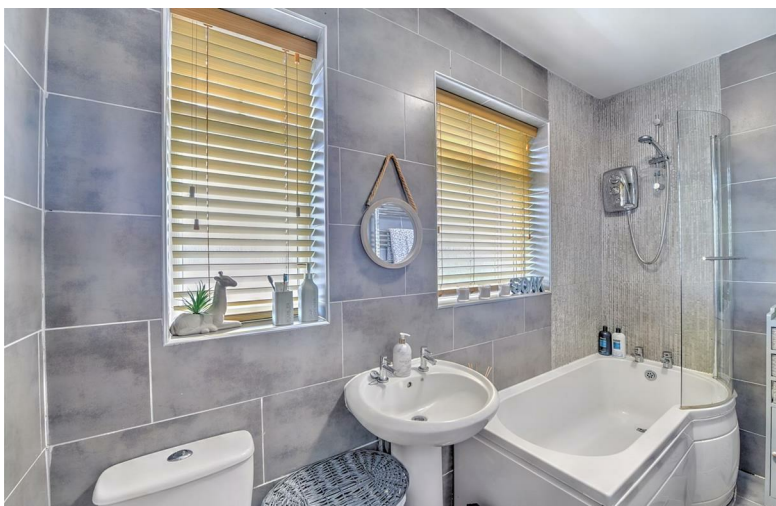


SIMPLY ESTATES



Pendyffryn Road, Rhyl, U18
£280,000



This detached and extended property offers the ideal family home, providing abundant space that includes both open-plan living as well as private spaces.

The property features a spacious open driveway for multiple cars with an inviting entrance porch. The open hallway leads to the first floor and provides access to the rest of the ground floor.

A cozy lounge offers a private retreat, while the open plan sitting, dining and kitchen area is perfect for large families or hosting guests. Bifold doors effortlessly connect the indoor and outdoor spaces. The ground floor also includes a large utility room and a downstairs WC.

Outside, you'll find a low maintenance yard area ideal for hosting gatherings. There's a shed for convenient storage, a vegetable patch and double gates that grant access to the front drive. Additionally, there's an outbuilding currently utilised as a bar/guest room, complete with a modern kitchenette and WC.

On the first floor, you'll discover a spacious hallway that leads to four double bedrooms and a family bathroom. The main bedroom has the added convenience of its own en suite shower room.

Exterior

The front offers a wide entrance block paved driveway providing parking for a number of vehicles. Access to the rear of the property is gained by double gates, which lead to a vegetable patch and shed. The backyard offers space for entertainment whilst remaining low maintenance. In the left-hand corner is a purpose-built annex.

Porch

The welcoming porch offers additional space upon entering the property.

Reception Room

12'4" x 11'3" (3.78 x 3.44)

The snug reception room offers a private retreat separate from the open plan living areas, providing a cozy and quiet space.

Lounge

11'4" x 17'0" (3.46 x 5.20)

The lounge, providing additional open plan space with the kitchen/diner, offers additional space suitable for a large family or hosting.

Kitchen/Dining Area

17'9" x 11'5" (5.42 x 3.49)

The kitchen features sleek black gloss cabinets with a range of units and a central island. The spacious dining area accommodates a family-sized table and boasts bi-folding patio doors that seamlessly blend indoor and outdoor living. Additionally, a vaulted

ceiling with Velux windows and spotlights adds a touch of elegance to the space.

Utility

6'4" x 9'8" (1.95 x 2.96)

Continuing with the black gloss theme, the utility area features matching wall and base units. This space conveniently accommodates white goods and includes a practical bowl and a half sink.

W.C

Conveniently situated ground floor WC, providing ease for guests without the need to go upstairs.

Main Bedroom

11'6" x 11'8" (3.52 x 3.57)

Spacious double bedroom adorned with spotlights and offering access to its own en suite shower room.

En-Suite Shower Room

10'10" x 3'11" (3.31 x 1.21)

Featuring a wash hand basin, toilet, modern walk-in shower enclosure with a fixed glass shower screen and a heated towel rail.

Bedroom Two

11'5" x 11'5" (3.49 x 3.50)

Front-facing double bedroom enhanced by a bay window.

Bedroom Three

6'7" x 11'6" (2.03 x 3.51)

Spacious bedroom located at the rear of the property.

Bedroom Four

7'1" x 9'1" (2.18 x 2.78)

Comfortable double bedroom situated at the front of the property.

Bathroom

11'9" x 11'9" (3.60 x 3.59)

Contemporary family bathroom featuring a toilet, basin and a P-shaped bath with a shower over it.

Annex

13'2" x 9'4" (4.02 x 2.85)

Featuring double-glazed French doors, a modern kitchenette equipped with wall and base units, a sink and a separate WC facility. Ideal for garden parties or accommodating additional guests.

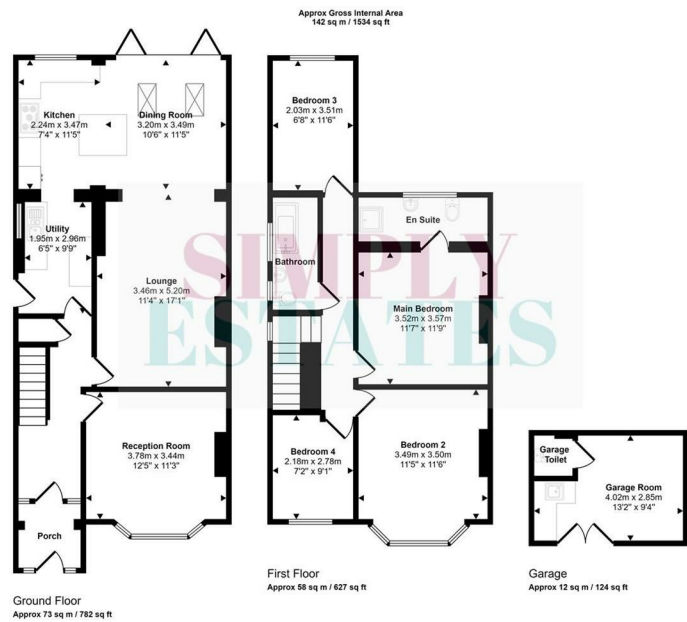
Disclaimer

All floor plans provided by Simply Estates are for illustrative purposes and not drawn to scale. No details can be guaranteed or relied upon and Simply Estates will take no liability for errors, omissions or misstatements. Measurements, orientations and openings are approximate and all parties should rely on their own examination(s).



Floor Area:
Plot Size:
Tenure:
Council:
Band:

1410.00 sq ft
 0.07 acre(s)
 Freehold
 Denbighshire
 E



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Snappy 360.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Directions

From our Rhuddlan office head to Rhyl. Continue onto Rhuddlan Road after the Sainsbury's and McDonalds roundabouts. Turn right onto Pendyffryn Road at the Shell garage and continue until the property can be found on the left.

